011.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,092,900 / 1,092,900
					USE VALUE:	1,092,900 / 1,092,900
					ASSESSED:	1,092,900 / 1,092,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAYHORN LOUISE L/TRUSTEE &
Owner 2:	FISCHER ANDREW S/TRUSTEE
Owner 3:	
Street 1:	25 LOMBARD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STRAYHORN LOUISE L -
Owner 2:	-
Street 1:	25 LOMBARD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 3047 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	514,900	5,600	572,400	1,092,900
Total Card	0.165	514,900	5,600	572,400	1,092,900
Total Parcel	0.165	514,900	5,600	572,400	1,092,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.68 | /Parcel: 358.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9118
GIS Ref:
GIS Ref:
Insp Date: 02/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	514,900	5600	7,200.	572,400	1,092,900	1,092,900	Year End Roll	12/18/2019
2019	101	FV	393,600	5600	7,200.	604,200	1,003,400	1,003,400	Year End Roll	1/3/2019
2018	101	FV	369,000	5600	7,200.	445,200	819,800	819,800	Year End Roll	12/20/2017
2017	101	FV	369,000	5600	7,200.	426,100	800,700	800,700	Year End Roll	1/3/2017
2016	101	FV	369,000	5600	7,200.	394,300	768,900	768,900	Year End	1/4/2016
2015	101	FV	360,100	5600	7,200.	330,700	696,400	696,400	Year End Roll	12/11/2014
2014	101	FV	360,100	5600	7,200.	323,100	688,800	688,800	Year End Roll	12/16/2013
2013	101	FV	353,400	5600	7,200.	307,800	666,800	666,800		12/13/2012

!1029!

PRINT

Date	Time
12/10/20	16:42:32

LAST REV

Date	Time
09/21/20	10:58:00
danam	
1029	

USER DEFINED

Prior Id # 1:	9118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRAYHORN LOUIS	65183-408		4/7/2015	Convenience	10	No	No		
	21518-423		11/1/1991		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	587	Solar Pa	10,102	C				
12/14/2015	1928	Solar Pa	2,500					
7/25/2013	1123	Manual	6,000	C				
2/21/2013	233	Dormers	8,000	C				
1/26/2012	98	Re-Roof	8,000					
4/9/2010	282	Redo Bat	10,000					
11/29/2006	1037	Re-Roof	4,000					re-roof garage
1/12/2006	26	Porch	4,000					front porch repair
7/11/2000	529	Alterati	4,000	C				REMODEL ROOM-ADD S
12/1/1994	642	Manual	4,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/13/2013	Measured	JBS	JOHN S
5/14/2009	Measured	372	PATRIOT
2/19/2009	Measured	189	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	256	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	90.	0.88	10									572,398						572,400	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 572,398 | Spl Credit | Total: 572,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02810585
Const Adj.:	1.00989902
Adj $ / SQ:	129.785
Other Features:	126500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699638
Depreciation:	184705
Depreciated Total:	514934

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	

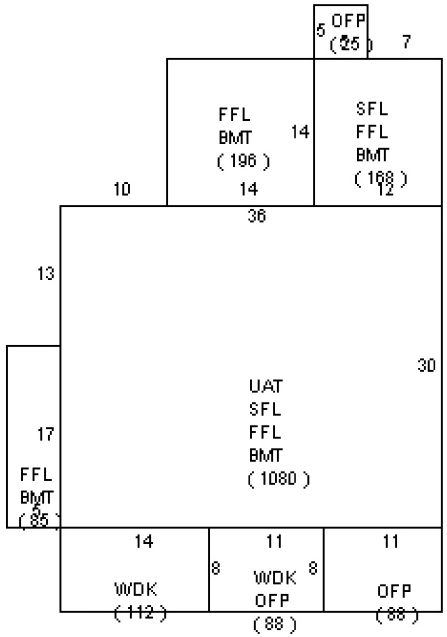
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.04
Special Features:	0	Val/Su Net:	103.46
Final Total:	514900	Val/Su SzAd	185.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,529	38.940	59,533
FFL	First Floor	1,529	129.790	198,442
SFL	Second Floor	1,248	129.790	161,972
UAT	Upper Attic	270	90.850	24,529
OFP	Open Porch	201	24.950	5,016
WDK	Deck	200	11.110	2,222

Net Sketched Area:	4,977	Total:	451,714
Size Ad	2777	Gross Are	5787	FinArea	3047
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	14X16	A	AV	1960	3.92	T	40.8	101			500			500

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600